



EASTBOURNE

UNIT 26, LANGNEY CENTRE BN23 7RT



Prime Mall Unit - To Let
Established District Shopping Centre

LOCATION

The unit occupies a prominent central trading position within the established Langney Shopping Centre which is located c.4 miles outside of Eastbourne Town Centre, offering a wide variety of retailers and ample public parking.

The Langney Centre is anchored by **Tesco** and accommodates other multiple retailers such as **Peacocks, Iceland, Boots, Card Factory** and **The Works**.

The Langney Centre is currently undergoing a 35,000 sq ft leisure and retail extension at a cost of £10.2m. Pre-lets have been agreed with **Home Bargains, Anytime Fitness, Costa Coffee** and **Holland & Barrett**.

DESCRIPTION

The property comprises ground floor and basement, with the following approximate dimensions and net floor areas:-

Gross Frontage	7.17 m	21 ft 6 ins
Internal width (max)	16 m	52 ft 6 ins
Shop Depth	27.13 m	89 ft
Ground Floor Sales	316.89 sq m	3,411 sq ft
Basement	22.95 sq m	247 sq ft

TERMS

Available by way of an assignment of the existing 10 year effectively fully repairing and insuring lease from 21 June 2011, at the current rent passing of **£41,500 pa** with no further review.

RATES

Current Rateable Value £35,500

Rate in the £ (2017/18) 46.6p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

CONTACT

Please note that staff are unaware that the property is being marketed. For further information or to arrange an inspection of the property please contact agents:-

Charlie Evans

01273 617142

07484 510906

cevens@cradick.co.uk

Andy Morrish

01273 617141

07919 172115

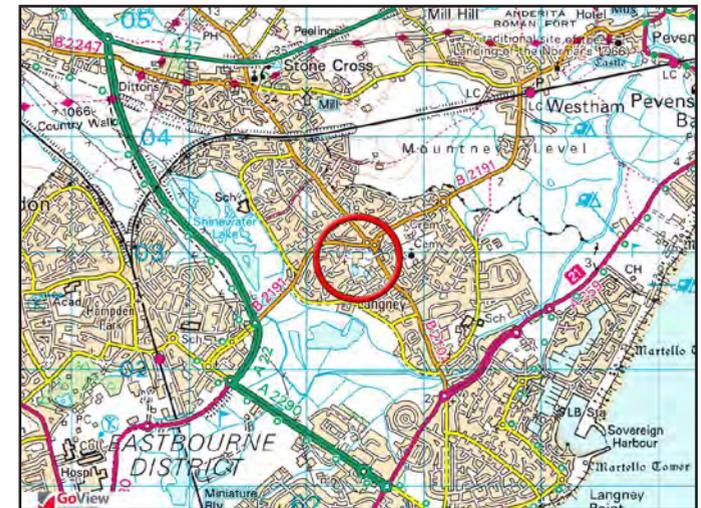
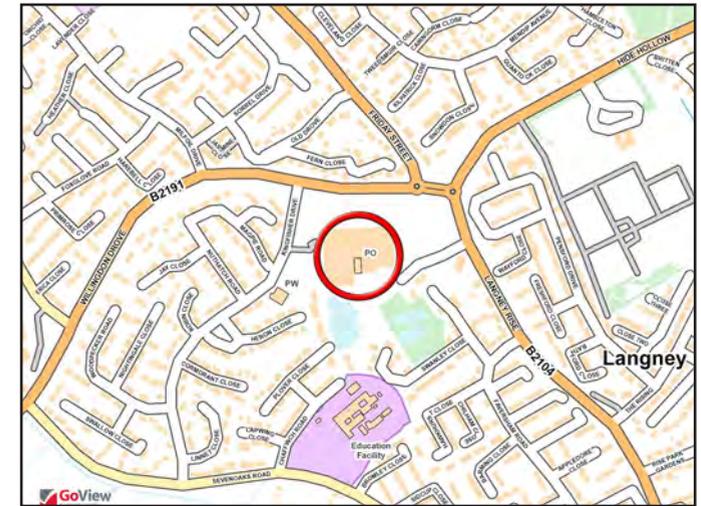
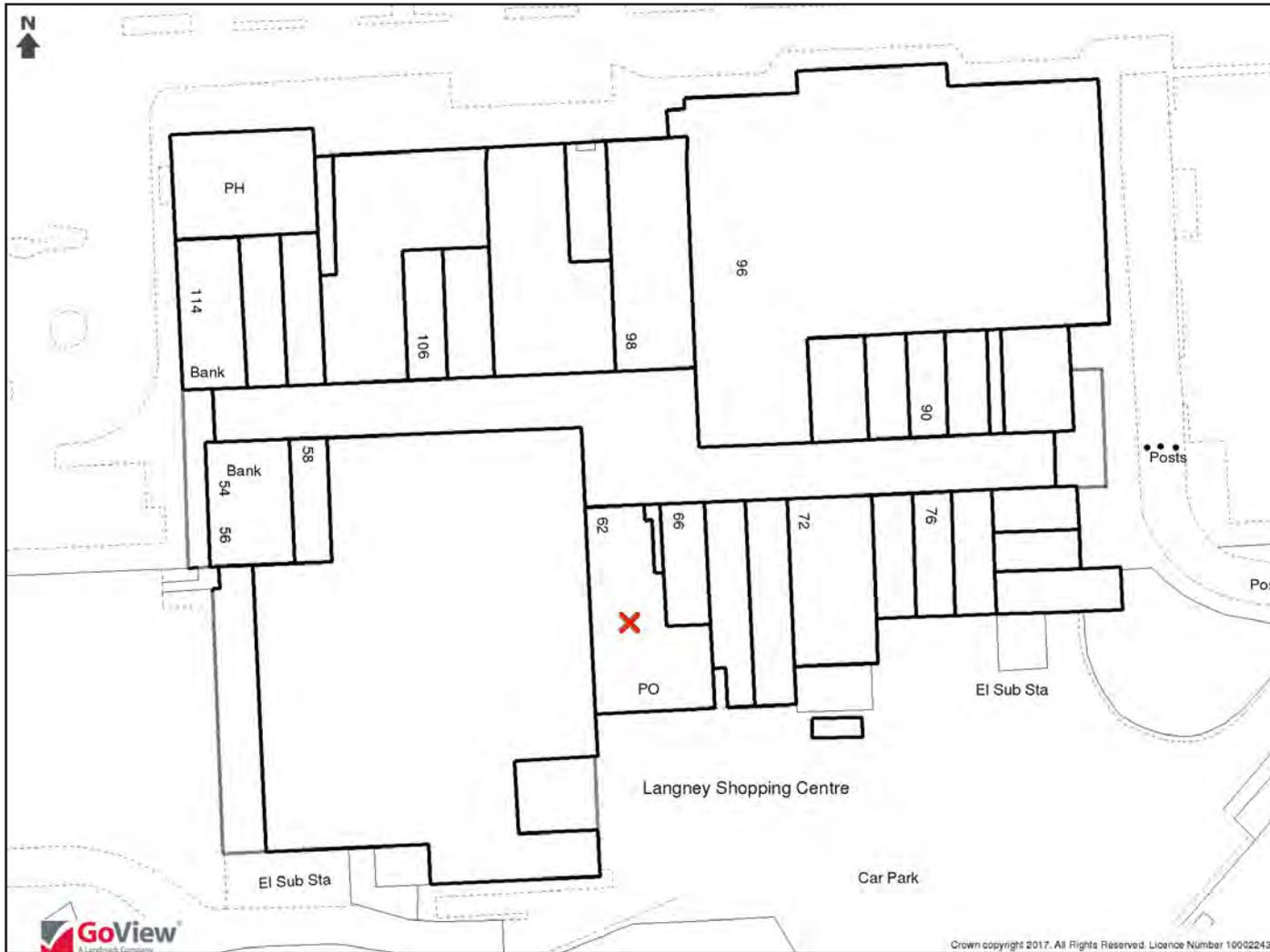
amorrich@cradick.co.uk

Subject to Contract & Exclusive of VAT

www.cradick.co.uk

6 Pavilion Mews, Church Street, Brighton BN1 1GX • 01273 617141
Offices in Tunbridge Wells & Brighton

 @CradickRetail



www.cradick.co.uk
 6 Pavilion Mews, Church Street, Brighton BN1 1GX • 01273 617141
 Offices in Tunbridge Wells & Brighton

@CradickRetail

Cradick Retail LLP for themselves and the vendors of this property whose agents they give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.